

GENERAL NOTES:

1. THE INTERNAL STREET WILL BE A PRIVATE STREETS.
2. GRADING AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH COUNTY STANDARDS.
3. EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND/OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES, AND PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH SERVING UTILITY COMPANIES.
4. LOT DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE. THE DIMENSIONS MAY BE ADJUSTED TO BE CONSISTENT WITH THE FINAL MAP.
5. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT THE ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

ZONING REQUIREMENTS:

USE REGULATIONS:	RR 5
NEIGHBORHOOD REGS	J
DENSITY	2
LOT SIZE (AC)	.5 ACRE
BUILDING TYPE	—
MAX. FLOOR AREA	—
FLOOR AREA RATIO	—
HEIGHT	G
COVERAGE	—
SETBACK	G
OPEN SPACE	—
SPECIAL AREA REGS	—

TOTAL LOTS AND AREA:

ACREAGE: 3.00 AC GROSS
2.82 AC. NET (EXISTING)

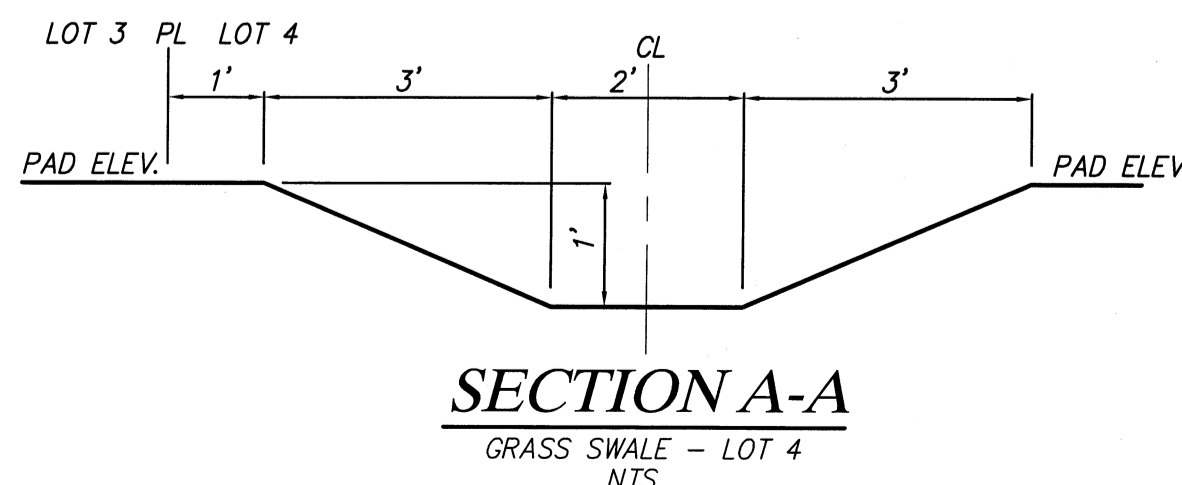
LOTS: (RESIDENTIAL) 5
MIN. LOT SIZE: 0.5 ACRE
NO. OF DWELLING UNITS: 5 UNITS
GENERAL PLAN DESIGNATION: RESIDENTIAL 3
REGIONAL CATEGORY: CUD

COMMUNITY PLAN: NORTH COUNTY METRO UTILITIES:

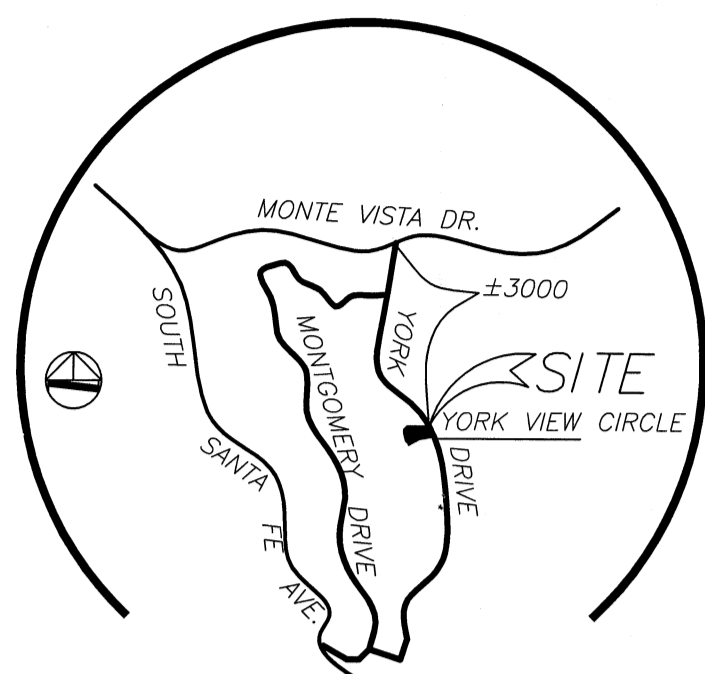
SEWER: BUENA SANITATION DISTRICT
WATER: VISTA IRRIGATION DISTRICT
SCHOOLS: VISTA UNIFIED SCHOOL DISTRICT
FIRE: VISTA FIRE PROTECTION DISTRICT
TELEPHONE: SBC
GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC CO.
STREET LIGHTING: NO STREET LIGHTS ARE PROPOSED

LEGEND:

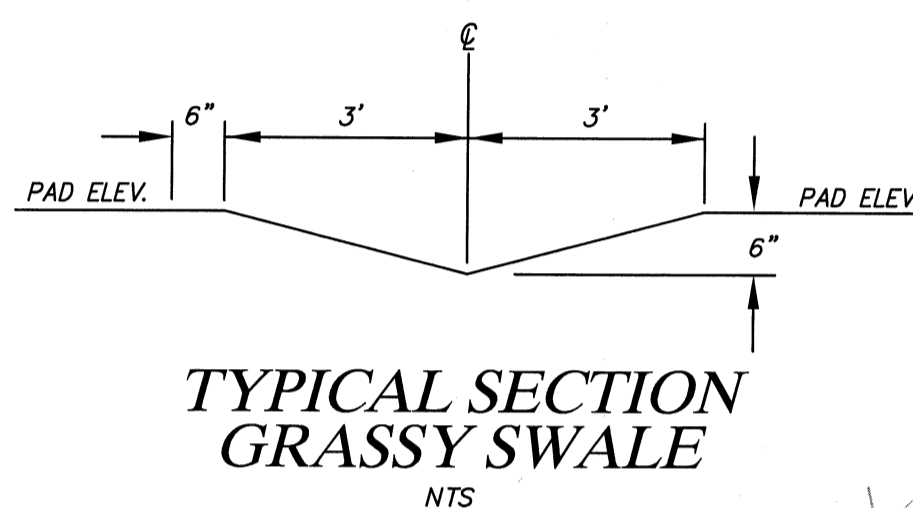
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING SEWER
	EXISTING SEWER MANHOLE
	PROPOSED LOT NUMBER
	PROPOSED PAD ELEVATION
	PROPOSED SLOPE EMBANKMENTS (2:1 MAX) (FILL/CUT)
	PROPOSED DAY LITE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING WATER LINE
	EXISTING EASEMENT
	EXISTING FENCE
	EXISTING STRUCTURE
	FILL/CUT LINE
	PROPOSED BROW DITCH
	PROPOSED RCP PIPE
	PROPOSED GRASSY SWALE



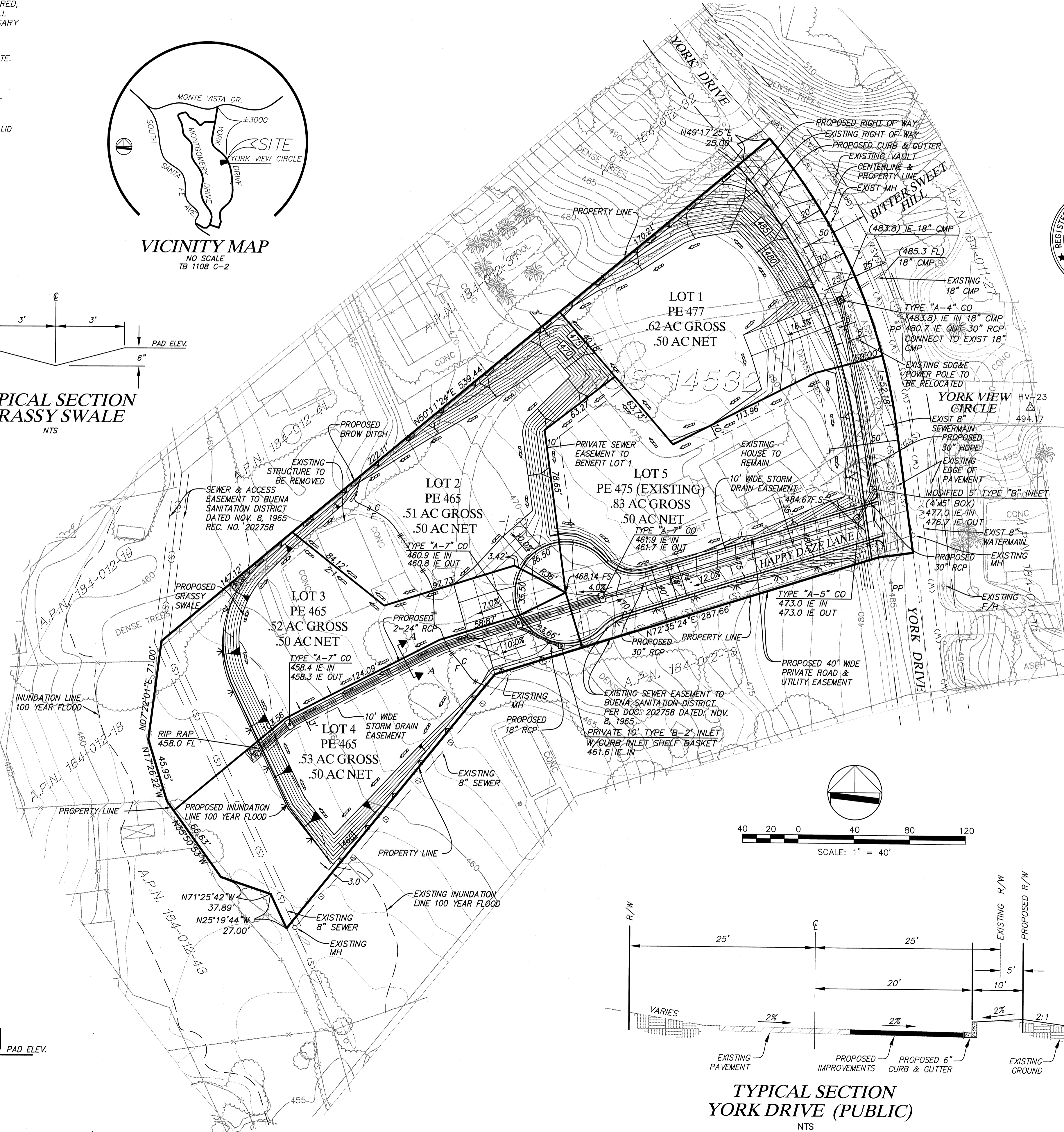
PRELIMINARY GRADING PLAN COUNTY OF SAN DIEGO TRACT NO. 5443 RPL 3



VICINITY MAP
NO SCALE
TB 1108 C-2



TYPICAL SECTION
GRASSY SWALE
NTS



TYPICAL SECTION
YORK DRIVE (PUBLIC)
NTS

OWNERS / SUBDIVIDER

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS). WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROADS RIGHTS-OF-WAY.

OWNERS

GARY VAN EIK
841 QUAILS TRAIL
VISTA, CA 92081

GARY VAN EIK AS OWNER

ENGINEER OF WORK:

bha, Inc.
land planning, civil engineering, surveying
5115 AVENIDA ENCINAS
SUITE "L"
CARLSBAD, CA. 92008-4387
(760) 931-8700

MICHAEL H. SMITH RCE 65090 EXP. 9-30-09

3/24/09

DATE

AERIAL TOPOGRAPHY

EARTHWORK QUANTITIES

CUT: 3,300 C.Y. IMPORT: 0 C.Y.
FILL: 3,300 C.Y.

ASSESSOR'S PARCEL NUMBERS

A.P.N. 184-012-12 TAX RATE AREA: 96036

LEGAL DESCRIPTION

PORTIONS OF LOTS 18 AND 19 OF KEW GARDENS, ACCORDING TO MAP NO. 2046, AS FILED ON THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 15, 1927 TOGETHER WITH A PORTION OF THE WESTERLY HALF OF CLARENCE DRIVE AS SHOWN ON SAID MAP NO. 2046, BEING IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

SITE ADDRESS: 1505 YORK DRIVE, VISTA, CA

PARK LAND DEDICATION STATEMENT

NO PARKLAND DEDICATION IS BEING PROPOSED, PAYMENT OF FEES WILL BE IN LIEU OF DEDICATION

SPECIAL ASSESSMENT STATEMENT

NO SPECIAL ASSESSMENT ACT PROCEEDING IS REQUESTED FOR THIS PROJECT

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (n) OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

STREET LIGHTING STATEMENT

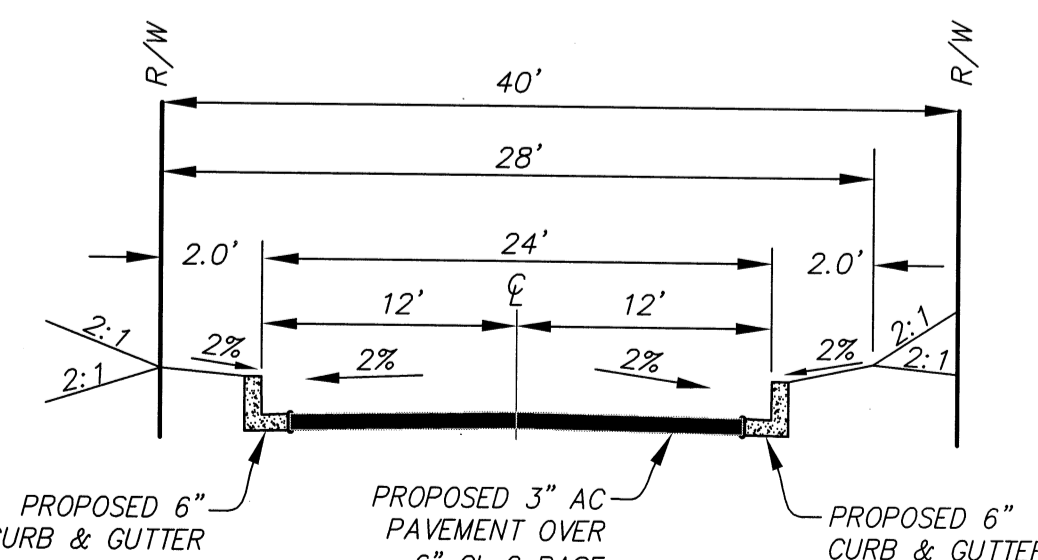
NO STREET LIGHTS ARE PROPOSED - PRIVATE STREETS

ACCESS

ACCESS IS FROM YORK DRIVE WHICH IS A PUBLICLY MAINTAINED ROAD. PROPERTY FRONTS YORK DRIVE.

EASEMENTS

AN EASEMENT TO THE BUENA SANITATION DISTRICT FOR SEWER LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 8, 1965 AS INSTRUMENT NO. 202758 OF OFFICIAL RECORDS.



TYPICAL SECTION
HAPPY DAZE LANE
NTS